

GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
- 2. WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY ROTH ENVIRONMENTAL, LLC.
- 3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
- 4. ALL LOTS ARE SERVED BY PRIVATE WATER AND SEWER SYSTEMS.
- 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. PROPERTY LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0112D, DATED 12/16/2015.
- 7. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
- 8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.
- 11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 12. EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER, ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- 13. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 14. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.
- 15. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
- 16. THE EXISTING AND PROPOSED PRIVATE VARIABLE WIDTH INGRESS/EGRESS EASEMENTS ARE INTENDED FOR USE BY PARCEL A, PARCEL B, PIN: 3520100006B & PIN: 3520100006.
- 17. PROPERTY LOCATED AT 2653 JOLLY POND ROAD IS ASSOCIATED WITH JCC CASE SUP-0025-2016

SUBDIVISION OF THE PROPERTY OF
JANICE E. RICHARDSON
AND BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF
JANICE E. RICHARDSON
AND
MICHAEL A. & EILEEN D. RICHARDSON
BEING PIN: 3520100006 & PIN: 3520100006A
POWhatan District JAMES CITY COUNTY VIRGINIA
DATE: 06/24/2019 JOB # 18-107



SHEET 1 OF 2
JCC-S-19-0034

OWNERS CERTIFICATE: PIN: 3520100006

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Janice E. Richardson 4/31/19
JANICE E. RICHARDSON DATE

OWNERS CERTIFICATE: PIN: 3520100006A

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Michael A. Richardson 7/31/19
MICHAEL A. RICHARDSON DATE
Eileen D. Richardson 7/31/19
EILEEN D. RICHARDSON DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF _____, I, _____, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2019. MY COMMISSION EXPIRES _____.

NOTARY PUBLIC
REGISTRATION NO. _____

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
~~CITY~~/COUNTY OF JAMES CITY, I, LINDA VERGAKIS, A NOTARY PUBLIC IN AND FOR THE ~~CITY~~/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE ~~CITY~~/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 31ST DAY OF JULY, 2019. MY COMMISSION EXPIRES AUGUST 31, 2022.

Linda Fay Vergakis
NOTARY PUBLIC
Registration # 7623437
Commonwealth of Virginia
My Commission Expires 08/31/22
REGISTRATION NO. 7623437

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF LANGDON H. RICHARDSON (DECEASED) & JANICE E. RICHARDSON AND WAS ACQUIRED FROM EVELYN WARBURTON HARRIS BY THAT CERTAIN DEED DATED JANUARY 31, 1966 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 105, AT PAGE 171.

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF MICHAEL A. & EILEEN D. RICHARDSON AND WAS ACQUIRED FROM LANGDON H. & JANICE E. RICHARDSON BY THAT CERTAIN DEED DATED JULY 13, 1983 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 238, AT PAGE 17.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

8-8-19 Donna Briede
DATE VIRGINIA DEPARTMENT OF HEALTH
6 Aug 2019 Shim Beach
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
8/9/19 Eileen Cook
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

AREA TABULATION

	OLD AREA	NEW AREA
PIN: 3520100006	1,276,425 S.F. / 29.303 AC.	923,483 S.F. / 21.200 AC.
PIN: 3520100006A	50,381 S.F. / 1.157 AC.	121,423 S.F. / 2.788 AC.
PARCEL A	---	148,187 S.F. / 3.402 AC.
PARCEL B	---	130,744 S.F. / 3.001 AC.
AREA DEDICATED FOR PUBLIC USE	---	2,969 S.F. / 0.068 AC.
TOTAL AREA =	1,326,806 S.F. / 30.460 AC.	

PROPERTY INFORMATION

PARCEL ID #3520100006
ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)
ADDRESS:
#2653 JOLLY POND ROAD
WILLIAMSBURG, VIRGINIA 23188

PROPERTY INFORMATION

PARCEL ID #3520100006A
ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)
ADDRESS:
#2701 JOLLY POND ROAD
WILLIAMSBURG, VIRGINIA 23188

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

06/24/2019 Peter Farrell
DATE PETER FARRELL, L.S. 2036

BUILDING SETBACK REQUIREMENTS

FRONT: 75'
SIDE: 15'
REAR: 35'

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 23 DAY OF August, 2019. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 8:50 a.m. INSTRUMENT # 190012072
TESTE HONA A. FOLEY, CLERK

AOSE SUBDIVISION APPROVAL STATEMENT

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING REGULATIONS AUTHORIZING THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES. THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT.

THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ADAM HERMAN, AOSE NO. 1940001109, PHONE NO. 757-344-6270, ADDRESS: 4516 MISTY COURT, WILLIAMSBURG VA 23185. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SEC. 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

2 Large/Small Plat(s) Recorded
herewith as # 190012072

190012072

SUBDIVISION OF THE PROPERTY OF
 JANICE E. RICHARDSON
 AND BOUNDARY LINE ADJUSTMENT
 BETWEEN THE PROPERTIES OF
 JANICE E. RICHARDSON
 AND

MICHAEL A. & EILEEN D. RICHARDSON
 BEING PIN: 3520100006 & PIN: 3520100006A
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 06/24/2019 SCALE: 1"=100' JOB # 18-107



Engineering & Surveying Consultants
 3925 Midlands Road, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

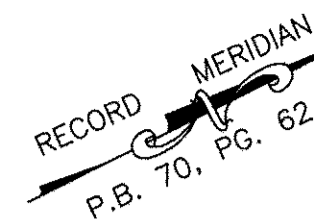
SHEET 2 OF 2

JCC-S-19-0034

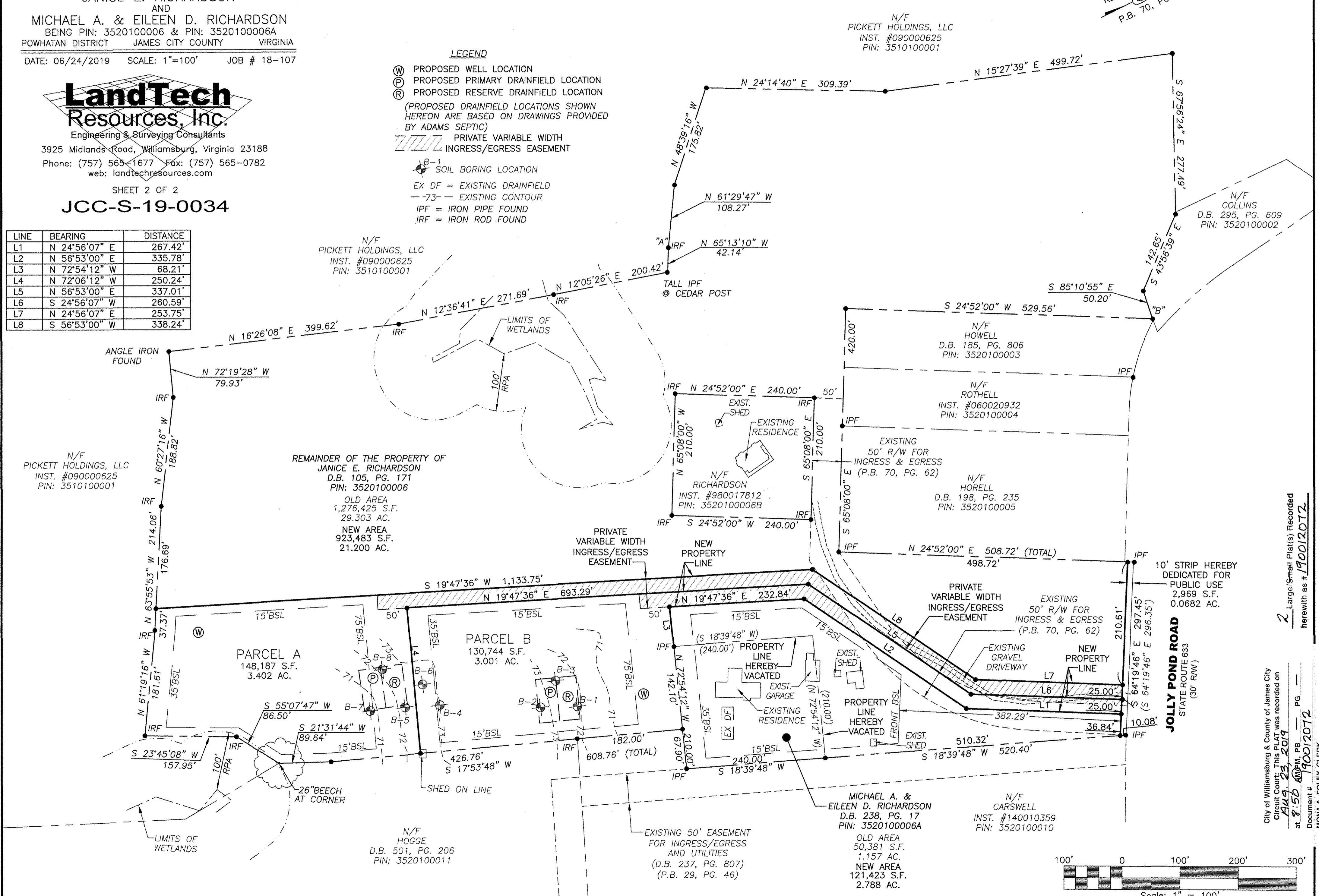
LINE	BEARING	DISTANCE
L1	N 24°56'07" E	267.42'
L2	N 56°53'00" E	335.78'
L3	N 72°54'12" W	68.21'
L4	N 72°06'12" W	250.24'
L5	N 56°53'00" E	337.01'
L6	S 24°56'07" W	260.59'
L7	N 24°56'07" E	253.75'
L8	S 56°53'00" W	338.24'

BOUNDARY NOTES

1. RECORDED PLAT DOES NOT MATHEMATICALLY CLOSE. PROPERTY LINES SHOWN HEREON WERE BEST FIT TO MONUMENTATION FOUND.
2. PROPERTY LINE FROM POINT "A" TO POINT "B" WERE COMPILED FROM PLATS OF RECORD AND NOT FIELD VERIFIED.



- LEGEND**
- (W) PROPOSED WELL LOCATION
 - (P) PROPOSED PRIMARY DRAINFIELD LOCATION
 - (R) PROPOSED RESERVE DRAINFIELD LOCATION
 - (PROPOSED DRAINFIELD LOCATIONS SHOWN HEREON ARE BASED ON DRAWINGS PROVIDED BY ADAMS SEPTIC)
 - ▨ PRIVATE VARIABLE WIDTH INGRESS/EGRESS EASEMENT
 - B-1 SOIL BORING LOCATION
 - EX DF = EXISTING DRAINFIELD
 - 73- EXISTING CONTOUR
 - IPF = IRON PIPE FOUND
 - IRF = IRON ROD FOUND



N/F PICKETT HOLDINGS, LLC
 INST. #090000625
 PIN: 3510100001

REMAINDER OF THE PROPERTY OF
 JANICE E. RICHARDSON
 D.B. 105, PG. 171
 PIN: 3520100006

OLD AREA
 1,276,425 S.F.
 29.303 AC.
 NEW AREA
 923,483 S.F.
 21.200 AC.

PARCEL A
 148,187 S.F.
 3.402 AC.

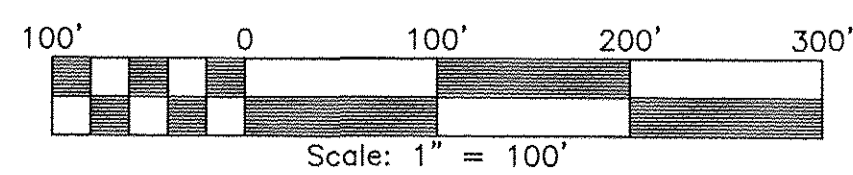
PARCEL B
 130,744 S.F.
 3.001 AC.

EXISTING 50' EASEMENT
 FOR INGRESS/EGRESS
 AND UTILITIES
 (D.B. 237, PG. 807)
 (P.B. 29, PG. 46)

MICHAEL A. &
 EILEEN D. RICHARDSON
 D.B. 238, PG. 17
 PIN: 3520100006A

OLD AREA
 50,381 S.F.
 1.157 AC.
 NEW AREA
 121,423 S.F.
 2.788 AC.

N/F CARSWELL
 INST. #140010359
 PIN: 35201000010



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 AUG 23 2019
 at 8:58 AM PM, PB
 Document # 190012072
 MONA A. FOLEY, CLERK

2 Large/Small Plat(s) Recorded
 herewith as # 190012072

Clerk